

TRANSFER  
TAX  
PAID

QUITCLAIM DEED WITHOUT COVENANT

43-126-15

SunTrust Mortgage, Inc., a banking corporation duly organized and existing under the laws of the State of Virginia, having a place of business at Richmond, Virginia, Plaintiff and Foreclosing Mortgagee, FOR CONSIDERATION PAID, grants to SunTrust Mortgage, Inc., high bidder at the foreclosure auction sale conducted on July 8, 2009, whose mailing address is 1001 Semmes Avenue, RVW 3014, Richmond, Virginia 23224, by Quitclaim without covenants, the real property, together with any improvements thereon, described on Exhibit A attached hereto and made a part hereof by reference, and subject to and with the benefit of any easements, restrictions or other encumbrances which may affect said real property.

Received Kennebec SS.  
10/15/2009 10:01AM  
# Pages 2 Attest:  
RENEE LYNN HATHAWAY  
REGISTER OF DEEDS

This conveyance is made pursuant to a Judgment in favor of the Plaintiff/Grantor issued by the Waterville District Court, Kennebec County, in an action for foreclosure of mortgage, SunTrust Mortgage, Inc. v. Antonio Devescovi, Jr., Civil Action Docket Number RE-08-125 which Judgment of Foreclosure and Orders of Sale is ENTERED February 12, 2009 and recorded in the Kennebec County Registry of Deeds.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating the time, place and terms of the sale was published on June 6, 2009, June 13, 2009, and June 20, 2009 in the Kennebec Journal, a newspaper of general circulation in Kennebec County, which is the county where the premises are located. The first publication was within 90 days of the expiration of the period of redemption. The redemption period expired on May 13, 2009. The grantee was the highest bidder.

IN WITNESS WHEREOF, SunTrust Mortgage, Inc. has caused this instrument to be executed by Roxanne E. Lockett its Vice President, thereunto duly authorized, this 6<sup>th</sup> day of August, 2009.

SunTrust Mortgage, Inc.  
By: Roxanne E. Lockett  
Roxanne E. Lockett  
Its: Vice President

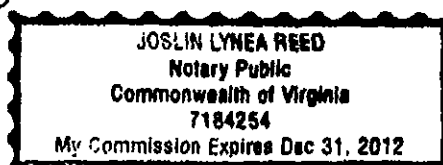
STATE OF VIRGINIA  
COUNTY OF RICHMOND

SEAL

Then personally appeared the above-named Roxanne E. Lockett an Vice President of SunTrust Mortgage, Inc. as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,

Joselyn Reed  
Notary Public/Justice of the Peace



2) Flags

## EXHIBIT A

*Description of property being mortgaged by  
Antonio Devescovi Jr. to  
SunTrust Mortgage, Inc.*

That certain real estate located on Matthews Avenue in Waterville, Kennebec County, Maine and more particularly bounded and described as follows, to wit:

BEING unit number 15 described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1 and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended by the following instruments: Notice on Special Declarant Rights dated March 25, 1992 and recorded in said Registry of Deeds in Book 4098, Page 110; Notice on Special Declarant Rights dated July 31, 1992 and recorded in said Registry of Deeds in Book 4195, Page 50; Acceptance of Declarant Rights, Etc. by Gerrity Company, Inc. dated October 3, 1991 and recorded on June 7, 2002 in said Registry of Deeds in Book 6937, Page 341; Acceptance of Declarant Rights, Etc. by Averill Associates, LLC dated November 29, 1999 and recorded on June 7, 2002 in said Registry of Deeds in Book 6937, Page 342; Second Amendment to Declaration of Condominium dated January 5, 2005 and recorded in Book 8267 Page 342; and Third Amendment to Declaration of Condominium dated March 30, 2005 and recorded in Book 8358 Page 210; and Fourth Amendment to Declaration of Condominium dated May 17, 2005 and recorded in Book 8559 Page 133; and Fifth Amendment to Declaration of Condominium dated December 27, 2005 and recorded in Book 8748 Page 107; and Sixth Amendment to Declaration of Condominium dated July 6, 2006 and recorded in Book 8794 Page 2.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Unit and Garage Bay, if any, described above.

Subject however to the terms, conditions, agreements, covenants, restrictions, obligations or easements as described in the Averill Condominium Declaration described above and to utility easements described in Book 3415 Page 78 and Book 3465 Page 269 in the Kennebec County Registry of Deeds as they may pertain to the Averill Condominium.

*ADJ.*